

CITY OF VANCOUVERSPECIAL COUNCIL - AUGUST 31, 1972PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, August 31, 1972, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship Deputy Mayor Alderman Wilson
(in the Chair)
Aldermen Adams, Bird, Broome, Calder,
Linnell, Phillips, Rankin and
Sweeney.

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Hardwick

CLERK TO THE COUNCIL: R. Henry

MOVED by Ald. Bird,
SECONDED by Ald. Adams,

THAT this Council do resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

1. S/W Corner of School Avenue
and Tyne Street

An application was received from R. William Wilding, Architect, to rezone the East 1.3 acres of Lot B, Block 21, District Lot 37.

This is situated on the south-west corner of School Avenue and Tyne Street.

Present Zone: RS-1 One Family Dwelling District
Requested Zone: RM-2 Multiple Dwelling District

The Technical Planning Board recommended that the application be not approved for reasons stated in the Board of Administration report dated April 25, 1972. A further report of the Board of Administration dated August 15, 1972, as requested by Council, was noted. This report suggested certain action to be taken if Council wished to approve the application.

The Vancouver City Planning Commission recommended that the application be approved and the applicant be requested to work with the Planning Department and the Design Panel with regard to the location of the buildings on the site.

Mr. Wilding, on behalf of the Calling Foundation, spoke in explanation and in favour of the development.

Mr. Norris opposed the application suggesting bottlenecks would occur in the area, property would devalue and therefore the area should be rezoned as proposed a few years ago.

Mr. Caldwell spoke opposing the application and filed a petition suggesting the senior citizens housing project be limited to two storeys.

Mr. Porter opposed the application mainly because of the high-rise and the effect it would have on the taxes to homes in the area.

(continued)

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S/W Corner of School Avenue
and Tyne Street (continued)

Following an explanation by the Director of Planning and Civic Development, and a concluding statement by the applicant, it was

MOVED by Ald. Broome,

THAT this application be not approved, but that the Director of Planning and Civic Development submit a further report on rezoning this general area.

- CARRIED

2. Area Bounded by Burrard, Nelson
Hornby and Helmcken Streets

An application was received from J. Barrie Campbell for the Vancouver Development Corp. Ltd., to rezone Block 80, District Lot 541.

This is situated on the block of land bounded by Burrard, Nelson, Hornby and Helmcken Streets.

Present Zone:	CM-2 Commercial District
Requested Zone:	CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board with the uses being restricted to apartment building, hotel, personal care home, office building, retail stores, theatres (excluding drive-in) customary ancillary uses, off-street parking and off-street loading, and subject to prior compliance by the owners to the following conditions:

- (a) The detailed scheme of development to be first approved by the Technical Planning Board, having regard to the orientation of the buildings on the site in relation to the surrounding properties, provision of adequate open space, the plazas generally not to exceed 3' above adjoining street grades, and after having advice from the Design Panel.
- (b) The floor space ratio not to exceed 5.00 gross, but excluding underground parking, boiler rooms, and off-street loading facilities.
- (c) All utilities to be underground.
- (d) Adequate off-street parking and loading.
- (e) Satisfactory provision for vehicular ingress and egress to the underground parking facilities.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The Vancouver City Planning Commission resolved as follows:

"THAT the Commission approve the form of development in principle as a basis for CD-1 zoning with the detailed scheme of development being reviewed by the Commission at the earliest possible stage in the development permit submission; such review to include examination of the disposition of the site, development of 76% of the site with a satisfactory scheme including plantings of mature trees and provision of adequate drainage to support the concept of 'green' open space; provision of adequate underground parking; retail continuity or pedestrian interest in relation to the development of the surrounding area, including Block 71."

(continued)

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Area Bounded by Burrard, Nelson, Hornby
and Helmcken Streets (continued)

Mr. R. Affleck, Architect on behalf of the Developers, spoke in explanation of the proposed development with the use of a model of the project.

Trustee Stearman, on behalf of the School Board, also spoke in favour of the application.

MOVED by Ald. Broome,

THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

- CARRIED

3. S/W Corner of 7th Avenue and Ash Street

An application was received from the Director of Planning and Civic Development to rezone Lots 6-10 inclusive, Block 319, District Lot 526.

This is situated on the south - west corner of 7th Avenue and Ash Street.

Present Zone: M-1 Industrial District
Requested Zone: C-2 Commercial District

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application.

There being no one present wishing to speak re this application, it was

MOVED by Ald. Bird,

THAT the foregoing application be approved.

- CARRIED

4. N/S East Broadway between Slocan
and Penticton Streets

An application was received from Mr. L.R. Doyle of Hamilton Doyle and Associates, Architects, to rezone Lots 18-24 inclusive, and Lots B and C, Block 22, N½ Sec. 34 THSL.

This is situated on the north side of East Broadway, between Slocan and Penticton Streets.

Present Zone: RS-1 One Family Dwelling District
Requested Zone: CD-1 Comprehensive Development District

The Technical Planning Board passed a resolution as follows:

"Should Council wish to approve the rezoning of this application following a Public Hearing thereon, it is recommended the uses be restricted to a Senior Citizens' High Rise Apartment, Church, Gymnasium and customary ancillary uses, subject to the following conditions:

- (a) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel with regard to architectural design and advice from the Vancouver City Planning Commission. The development to provide adequate landscaped setbacks from all property lines, suitable treatment of all open portions of the site, including roof treatment and satisfactory off-street parking facilities, etc.
- (b) The floor space ratio not to exceed 1.22.

(continued)

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N/S East Broadway between Slocan
and Penticton Streets (continued)

- (c) The owner to submit a satisfactory undertaking that the site will be developed and maintained at all times as one integrated development.
- (d) No sign or advertisement shall be permitted except for such signs or advertisements as may be approved by the Technical Planning Board, they having regard to Section 10(21)(a) of the Zoning and Development By-law.

Further, that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date), this approval shall expire."

The Vancouver City Planning Commission endorsed the report of the Director of Planning and Civic Development dated August 10, 1972, and the recommendation of the Technical Planning Board contained therein.

Mr. Hamilton, on behalf of the applicants, spoke in favour and in explanation of the proposed development.

The Zoning Planner referred to the history of this application.

MOVED by Ald. Adams,

THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

- CARRIED

5. S/W Corner of 33rd Avenue
and Heather Street

An application was received from Mr. R. Bickford, for the Department of Public Works, to rezone Block 838 except the southerly 300', District Lot 526.

This is situated on the south-west corner of 33rd Avenue and Heather Street.

Present Zone:	RT-2 Two Family Dwelling District
Requested Zone:	CD-1 Comprehensive Development District

The Technical Planning Board recommended approval of the application with the use being restricted to a use required by a Public Authority (R.C.M.P. Headquarters) and customary ancillary uses, subject to the following conditions:

- (a) The detailed scheme of development to be first approved by the Technical Planning Board, after consultation with the City Planning Commission and receiving advice from the Design Panel on the architectural design.
- (b) The floor space ratio not to exceed 0.50 gross, but may exclude any underground off-street parking and storage areas.
- (c) The buildings not to exceed 50' in height, measured from the adjoining grades.
- (d) The vehicular ingress and egress to the site to be limited to Heather Street

(continued)

S/W Corner of 33rd Avenue
and Heather Street (continued)

- (e) The Technical Planning Board, in considering the Development Permit Application, to have particular regard to the landscape treatment of the open portions of the site, including adequate screening of the surfaced parking areas and loading facilities.
- (f) All utilities to be underground.

The Vancouver City Planning Commission recommended the application be not approved and passed the following resolution:

"The Commission observes that most of the buildings on this location, if not all, are of a temporary nature and therefore they view with concern the permanent expansion planned here, and suggest that at this point it would be desirable for the R.C.M.P. to seek a permanent base in a different location, perhaps on Southeast Marine Drive, where they could expand at will."

A letter was noted from the Park Board wherein it was suggested the R.C.M.P. vacate the property and it should become part of the proposed parkway connection between Queen Elizabeth Park and the VanDusen Botanical Gardens.

Letters were also noted from a number of residents in the area protesting any suggestion to re-locate the R.C.M.P. A letter from Mr. and Mrs. Pollock endorsed the proposed rezoning.

Mr. McGougan suggested the Planning Department review the setbacks from the lane and from Heather Street and requested that the R.C.M.P. not be permitted to have detention cells located within the project.

Mrs. MacCullie, on behalf of a number of residents, spoke in favour and also expressed a desire that no detention cells be permitted.

MOVED by Ald. Bird,
THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

- CARRIED

MOVED by Ald. Sweeney,
THAT the Committee rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

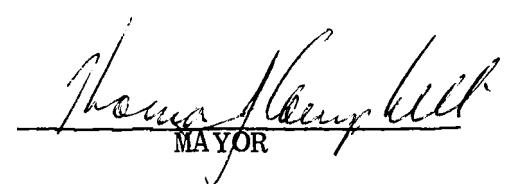
- CARRIED

The Council adjourned at approximately 4:20 p.m.

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The foregoing are Minutes of the Special Council meeting (Public Hearing) of August 31, 1972, adopted on September 19, 1972.


CITY CLERK


MAYOR